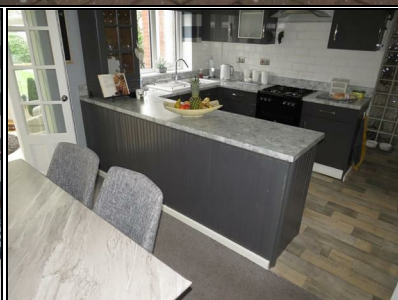


Barratt Last

ESTATE AGENTS

0121 776 5744



FAIRCROFT ROAD, BIRMINGHAM B36 9UE
£340,000 FREEHOLD

- Freehold 3 bed Detached
- Garage Conversion
- Well Kept Gardens
- Gas Central Heating
- Conservatory
- Downstairs Shower Room/W.C
- American Blinds Included
- Double Glazing

301-303 Chester Road, Castle Bromwich, Birmingham, B36 0JG Email: sales@barrattlast.co.uk

Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.



A tastefully appointed Modern Freehold, centrally heated, double glazed 3 Bedroomed Detached residence with many pleasing features to delight the discerning purchaser and benefitting from:- Garage Conversion creating an additional Sitting Room, Laundry Room with downstairs Shower Room off, 'Domed' rear Conservatory, Enclosed Porch Entrance, Hallway, fitted Kitchen/Dining Room, Family Bathroom and well kept gardens. Feature American blinds included and Security Alarm.

GROUND FLOOR

Enclosed Porch Entrance

Double glazed entrance doors and matching side window panels, interior wall lantern.

Hall

Stairs leading off.

Lounge

14' 3" x 12' 10"

Double glazed bay window with attractive fitted 'American' blinds to fore, central heating radiator, feature coated fireplace and fitted gas fire.

Sitting Room

19' 3" x 7' 10"

Double glazed bay window with attractive 'American' fitted blinds to fore, central heating radiator, sunken spot light fittings to ceiling, loft space.

Fitted Kitchen/Dining Room

Dining Area:- 11' 3" x 8' 4" (3.43m x 2.54m) Double glazed door opening to conservatory, central heating radiator.

Kitchen Area:- 11' 3" x 8' 1" (3.43m x 2.46m) Attractive fitted base and wall units, roll edge work surfaces and breakfast bar, one and a quarter bowl single drainer sink, integrated fridge and freezer, cylindrical cooker hood air extractor fan, tall display unit, part tiled walls, 2 central heating radiators, double glazed window to rear, larder cupboard.

Domed Conservatory

12' 2" x 10' 0" (3.71m x 3.05m) Double glazed windows and double glazed doors to rear garden.

Laundry Room

Single drainer stainless steel sink and cupboard unit, roll edge work surface, part tiled walls, 'Baxi' wall mounted gas fired central heating boiler, central heating radiator, double glazed window and double glazed door to rear garden, sunken spot light fittings, door to:-

Shower Room

Shower cubicle with glazed screens and 'Triton' shower fitment, low flush W.C., wash hand basin, fully tiled walls, central heating radiator, double glazed window, air extractor fan, sunken spot light fittings to ceiling.

FIRST FLOOR

Landing

Double glazed window, store cupboard, loft access.

Bedroom 1

14'1" x 12' 10"

2 double glazed windows with fitted 'American' blinds to fore, central heating radiator.

Bedroom 2

9' 0" x 9' 0"

Double glazed window to rear, central heating radiator.

Bedroom 3

8' 10" x 7' 3"

Double glazed window to rear, central heating radiator.

Family Bathroom

5' 10" x 5' 9"

Panelled bath, wash hand basin with store cupboard beneath, low flush w.c., fully tiled walls, tiled floor covering, chrome central heating radiator, double glazed window with attractive fitted 'American' blinds.

OUTSIDE

Well Kept Gardens


Block-paved forecourt providing a multiple car parking facility.

Gated side access leads to the rear garden with patio, lawn, flower and shrub borders, outside tap and screen fencing.

ADDITIONAL INFORMATION

Band D - Solihull Metropolitan Borough Council.

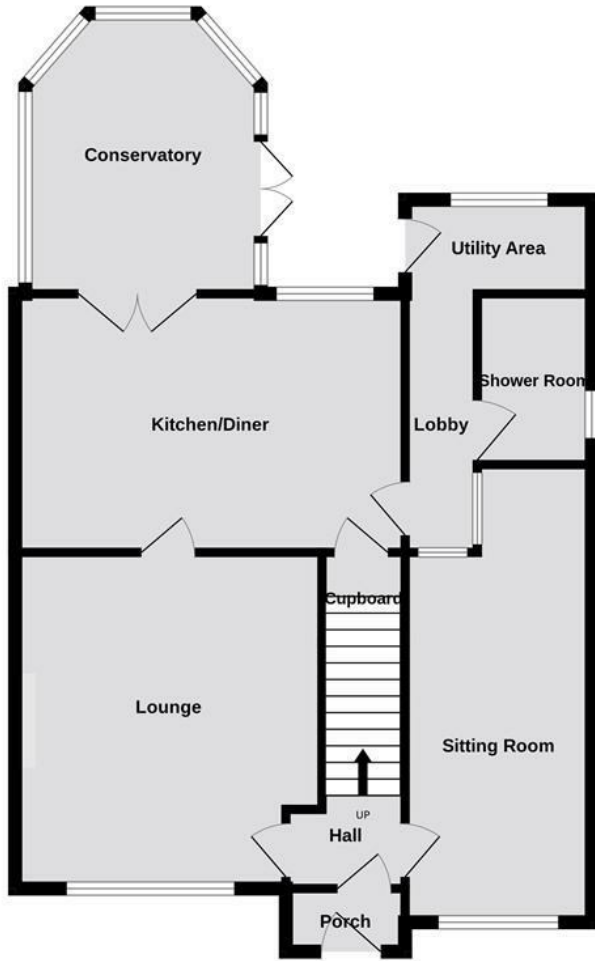
We understand that the property is Freehold, however we would advise all interested parties to verify this with their legal representative.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

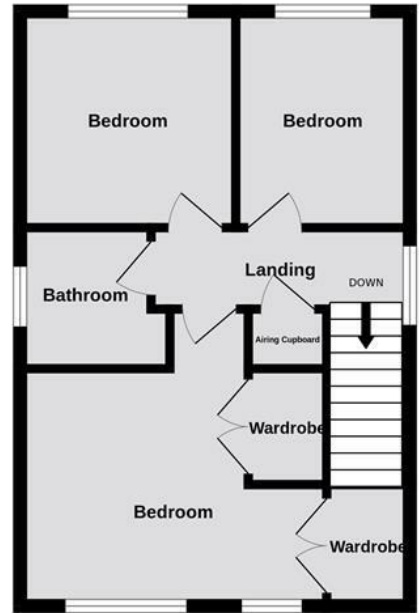
HOME TO SELL?

If you are selling your home, arrange a Free Valuation today. Call 0121 776 5744.

Ground Floor



1st Floor



24 Faircroft Road B36 9ue

Measurements are approximate. Not to scale. Illustrative purposes only.
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